



Town of Lake Park

SPECIAL MAGISTRATE HEARING AGENDA

FEBRUARY 7, 2019

10:00 A.M.

Town Hall Commission Chambers
535 Park Avenue
Lake Park, Florida 33403

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Special Magistrate with respect to any matter considered at this Hearing, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Hearing should contact the Town Clerk's Office by calling 561-881-3311 at least 48 hours in advance in order to request accommodations.*

REQUEST FOR EXTENSION OF TIME

CASE NO. 18080074

APPLICANT:

EGLISE BAPTISTE HAITIENNE BETHLEEM INC.

PROPERTY OWNER: EGLISE BAPTISTE HAITIENNE BETHLEEM INC.
LOCATION: 425 CRESCENT DRIVE
PCN: 36-43-42-20-01-104-0010
LEGAL: KELSEY CITY LTS 1 TO 42 INC & A PARCEL LYG SLY &
ADJ TO LOTS 29 TO 42 IN OR 1273 P 560 BLK 104

CODE SECTION VIOLATED: FBC 116.1.2
ORIGINAL SM HEARING DATE: 01/03/2019
ORDERED COMPLIANCE DATE: 02/18/2019
REQUESTED EXTENSION: 160 DAYS



**SPECIAL MAGISTRATE
HEARING AGENDA
February 7, 2019 10:00 AM**

PLEASE TAKE NOTE AND BE ADVISED that if any interested person desires to appeal any decision made by the Special Magistrate with respect to any matter considered at this Hearing, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this Hearing.

CALL TO ORDER

SWEARING IN OF ALL WITNESSES

QUASI-JUDICIAL PROCEEDINGS

The Special Magistrate shall have the jurisdiction and authority to hear and decide alleged violations of the Codes and Ordinances enacted by the Town of Lake Park.

Category: NEW CASES

#	Case No.	Date Issue	Req'd Action
1	18120029	12/28/2018	

Owner	Address	Site Address
ASSURED PROPERTIES LLC	6201 WILLOUGHBY CIR LAKE WORTH , FL 33463- 9302	403 Silver Beach Rd, Lake Park, FL 33403 1

Description

UNIT NO. 5.
Sanitation requirements Obtain a contract with an exterminator and service infestation of rats throughout the building.

54-127. (e) Extermination. Every occupant of a single dwelling building and every owner of a building containing two or more dwelling units shall be responsible for the extermination of any insects, rodents.

Replace missing bathtub water knob.
Sec. 54-122 Facilities required.
(a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions

Pressure clean and paint discolored roof.
54-125. (c) Roofs. (1) Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

Repair multiple holes in walls resulting from rats.
54-125 (p). Interior floors, walls, and ceilings. (1) Every floor, interior wall and ceiling shall be substantially rodentproof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-122	Facilities required. (a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system.		10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-125	General requirements for the exterior and interior of structures. (a) Foundation. The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. (b) Ext		17
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-127	Sanitation requirements. (a) Sanitary responsibility of premises. Every owner of a multiple dwelling shall be responsible for maintaining in a clean and sanitary condition the shared or common areas of the dwelling and premises thereof. (b)		10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		17

# Case No.	Date Issue	Req'd Action
2 18120034	12/28/2018	

Owner	Address	Site Address
CHOWDHURY & SON ENTERPRISE IN	952 NORTHLAKE BLVD LAKE PARK, FL 33403- 2001	952 Northlake Blvd, Lake Park, FL 33403

Description

RENEW EXPIRED PARAPET BUILDING PERMIT NO. 170816, EXPIRED ON 12/03/18.

Sec. 105.4.1.2. Conditions of the Permit

If a new permit is not obtained within six months from the date the initial permit became null and void, the Building Official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	Sec. 105.4.1.2	Conditions of the Permit If a new permit is not obtained within six months from the date the initial permit became null and void, the Building Official is authorized to require that any work which has been commenced or completed be removed from the b		10

Owner	Address	Site Address
RINPB LLC	938 NORTHERN DR UNIT L LAKE PARK, FL 33403- 2047	522 W Kalmia Dr, Lake Park, FL 33403 1

Description

As per previously-submitted documentation it was determined that your property houses an excess of three (3) unrelated individuals per housing unit. This practice is in violation of the definition of "Family" as per Sec. 78-2 of the Town Code of Ordinances:

"Family means one person or a group of two or more persons living together and interrelated by bonds of legal adoption, blood, or a licit marriage, or a group of not more than three people who need not be related by blood or marriage, living together as a single housekeeping unit in a dwelling. Any person under the age of 18 years whose legal custody has been awarded to the state department of children and family services or to a child placing agency licensed by the department, or who is otherwise considered to be a foster child or child in emergency shelter care, and who is placed with a family, shall be deemed to be related to and a member of the family for the purposes of this chapter. Nothing herein shall be construed to include any roomer or boarder as a member of a family."

The Beach House, LLC was identified as the entity utilizing this property as a recovery residence. Since the facility, now under new management, occupies each housing unit with more than 3 unrelated individuals, the use must either limit its occupancy to 3 or less per housing unit, or adhere to the Reasonable Accommodation requirements Sec. 78-6 of the Town Code of Ordinances and submit a complete Reasonable Accommodations Application to the Community Development Department prior to the compliance date.

While some paperwork may have been previously submitted, at this time there is no record of a complete (newly revised) application for your property for The Beach House, LLC on file. Enclosed is a copy of the Reasonable Accommodations Application for your convenience. Should you decide to limit the occupancy instead by the compliance date, a re-inspection is required prior to the compliance date.

Failure to submit a completed application, inclusive of all supporting documentation by the compliance date of 10/25/18, or schedule a re-inspection for occupancy verification will result in this case being brought before the Special Magistrate for a Hearing.

For more information regarding any of our application procedures please call (561) 881-3321.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 78 ZONING*	Sec. 78-2	Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Accessory use or accessory building means a		15
Chapter 78 ZONING*	Sec. 78-6	Reasonable Accommodation procedures. (1) This section implements the policy of the town for processing requests for reasonable accommodation from the town's ordinances, rules, policies, practices, and procedures for persons with disabilities as pro		15

# Case No.	Date Issue	Req'd Action
4 18100111	10/10/2018	

Owner	Address	Site Address
RINPB LLC	938 NORTHERN DR UNIT L LAKE PARK, FL 33403- 2047	543 W Kalmia Dr, Lake Park, FL 33403 6

Description

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Violations

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Chapter 78 ZONING*	Sec. 78-6	Reasonable Accommodation procedures. (1) This section implements the policy of the town for processing requests for reasonable accommodation from the town's ordinances, rules, policies, practices, and procedures for persons with disabilities as pro		15

# Case No.	Date Issue	Req'd Action
5 18120025	12/17/2018	

Owner	Address	Site Address
JB PARASMO LLC	685 HERMITAGE CIR PALM BEACH GARDENS , FL 33410-1612	1360 N Killian Dr, Lake Park, FL 33403

Description

Sec. 54-100 Permits

OBSERVED PAINT BOOTH INSTALLED WITHOUT PERMITS

PLEASE REMOVE UNPERMITTED PAINT BOOTH OR OBTAIN ALL APPLICABLE PERMITS

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		31

# Case No.	Date Issue	Req'd Action
6 18120028	12/28/2018	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS LP	1850 PARKWAY PL STE 900 MARIETTA , GA 30067-8261	911 W Jasmine Dr, Lake Park, FL 33403

Description

PROPERTY MANAGEMENT COMPANY PREVIOUSLY NOTIFIED OF ALL VIOLATIONS LISTED BELOW ON 10/26/18. ONGOING NON-COMPLIANCE RESULTING IN SHORT COMPLIANCE TIME-FRAME

Sec. 54-74 Additional Landscape and Property Standards

VIOLATIONS OBSERVED:

SEVERELY DEBILITATED LAWN. WEEDS IN PLACE OF GRASS

Corrective action:

PLEASE RE-SOD LAWN IN ALL PLACES WHERE SAND OR WEEDS ARE PRESENT AND MAINTAIN IN HEALTHY CONDITION

SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

Sec. 54-100. - Permits.

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community development director and obtain the required permit therefor. Ordinary minor repairs may be made with the approval of the community development director without a permit; provided that such repairs shall not violate any of the provisions of this article.

OBSERVED VIOLATIONS:

1. COMPLETE KITCHEN AND INTERIOR REMODEL WITHOUT BUILDING PERMIT
2. 2017 WATER HEATER INSTALLED WITHOUT PERMIT
3. 2017 AC COMPRESSOR INSTALLED WITHOUT PERMIT
4. 2017 AC HANDLER INSTALLED WITHOUT PERMIT

CORRECTIVE ACTIONS REQUIRED:

1. OBTAIN ALL NECESSARY PERMITS AND SUB-PERMITS FOR ALL REMODELING/RENOVATIONS OF PROPERTY
2. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2017 WATER HEATER
3. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2017 AC COMPRESSOR
4. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2017 AC HANDLER

ALL PERMITS MUST BE APPLIED FOR AND APPROVED/OBTAINED WITHIN 10 DAYS OF THIS NOTICE. POST-INSTALLATION PENALTY FEES/FINES MAY APPLY

Sec. 54-122. - Facilities required.

SUBSECTION (a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.

VIOLATIONS OBSERVED:

I. Debilitated facilities – bathroom toilets & bath tubs severely backing up, bathroom sinks do not have proper drainage; sewer leaking from sewer line and inside walls into tubs and onto bathroom floors (both bathrooms)

Corrective action:

THIS VIOLATION IS A SEVERE HEALTH HAZARD AND A NUISANCE AND MUST BE ADDRESSED IMMEDIATELY

1. THE FOLLOWING MUST BE PERFORMED BY A LICENSED PLUMBER WITHIN 10 DAYS OF THIS NOTICE (extension may be granted if permits are needed):
 - PERFORM PROPERTY-WIDE SEWER LINE DRAINAGE ASSESSMENT LISTING ALL REMEDIATION/REPAIRS RECOMMENDATIONS AND PROVIDE COPY TO THE CODE COMPLIANCE DEPARTMENT
 - OBTAIN ANY PERMITS THAT MAY BE REQUIRED TO PERFORM RECOMMENDED REMEDIATION/REPAIRS
 - PERFORM ALL REPAIR WORK ACCORDING TO ASSESSMENT
 - PROVIDE TO THE CODE COMPLIANCE DEPARTMENT COPIES OF ALL SERVICES PERFORMED AS PROOF OF COMPLIANCE
2. REPAIR OR REPLACE SINK STOPPER/PLUG AND CLEAR BATH TUB AND SINK DRAINAGE LINES; SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

Sec 54-125

SUBSECTIONS (g) Windows & (j) Windows to be openable

VIOLATIONS OBSERVED:

I. Debilitated/inoperable window – back window in 2nd bedroom

Corrective action:

1. REPAIR ALL DEBILITATED WINDOWS
2. SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

SUBSECTIONS (k) Exterior doors & (l) Exterior door frames.

VIOLATIONS OBSERVED:

I. Debilitated exterior door & frame - exterior door gaps observed allowing for insect and element intrusion

Corrective action:

1. REPAIR OR REPLACE A WEATHER STRIP AROUND ENTIRE DOOR CIRCUMFERENCE; SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE
-

SUBSECTION (p) Interior floors, walls, and ceilings.

VIOLATIONS OBSERVED:

- I. Severe water leaks observed in bathroom walls
- II. One wall crack observed over kitchen window
- III. Paint/caulking cracks observed in both bathrooms along ceiling/wall joints

Corrective action:

FOR #I ABOVE:

1. PROVIDE TO THE DEPARTMENT COPIES OF THOROUGH MOLD TREATMENT/REMEDATION ASSESSMENT FROM A LICENSED MOLD REMEDIATION CONTRACTOR.
2. OBTAIN ALL NECESSARY PERMITS FOR ALL MOLD REMEDIATION ACTIVITIES AS OUTLINED IN THE ASSESSMENT.
3. COMPLETE ALL MOLD REMEDIATION ACTIVITIES AS OUTLINED IN THE ASSESSMENT AND PERMITS.
3. SCHEDULE A RE-INSPECTION WITHIN 10 DAYS OF THIS NOTICE FOR VERIFICATION OF COMPLIANCE

FOR #II ABOVE:

1. REPAIR CRACK IN EXTERIOR WALL AND PAINT
2. SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

FOR #III ABOVE:

1. RE-CAULK AND PAINT CEILING/WALL JOINT IN BOTH BATHROOMS
2. SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

Sec. 28-33. - Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business tax receipt issued upon false statements made by any person or in their behalf.

PROPERTY BEING RENTED WITHOUT APPROVED TOWN BUSINESS TAX RECEIPT

PLEASE COMPLETE THE ATTACHED APPLICATION WITHIN 10 DAYS OF NOTICE

APPLICATION ALSO AVAILABLE ON LINE VIA:

<https://www.lakeparkflorida.gov/sites/default/files/SINGLE%20FAM%20RENTAL%20APP.pdf>

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATES OUTLINED ABOVE WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		10

Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-122	Facilities required. (a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system.	10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-125	General requirements for the exterior and interior of structures. (a) Foundation. The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. (b) Ext	10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-74	Additional Landscape and Property Standards. (1) Developed lots including those swale, swale areas, sidewalks, driveway aprons, and driveways which are adjacent to, or abut a developed lot: (a) Shall be kept free of debris, rubbish, trash or	10

#	Case No.	Date Issue	Req'd Action
7	19010004	1/3/2019	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL # 900 MARIETTA , GA 30067-8261	518 Crescent Dr, Lake Park, FL 33403

Description

Sec. 28-33. - Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business tax receipt issued upon false statements made by any person or in their behalf.

PROPERTY BEING RENTED WITHOUT APPROVED TOWN BUSINESS TAX RECEIPT

PLEASE COMPLETE THE ATTACHED APPLICATION WITHIN 14 DAYS OF NOTICE

APPLICATION ALSO AVAILABLE ON LINE VIA:

<https://www.lakeparkflorida.gov/sites/default/files/SINGLE%20FAM%20RENTAL%20APP.pdf>

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
8 19010005	1/3/2019	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL SE STE 900 MARIETTA, GA 30067-8261	804 Evergreen Dr, Lake Park, FL 33403

Description

Sec. 28-33. - Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business tax receipt issued upon false statements made by any person or in their behalf.

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Violations

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Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
9 19010006	1/3/2019	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL SE STE 900 MARIETTA, GA 30067-8261	844 Date Palm Dr, Lake Park, FL 33403

Description

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Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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# Case No.	Date Issue	Req'd Action
10 18110015	11/13/2018	

Owner	Address	Site Address
MAYO ANGELA	1805 PEACHTREE PARK DR NE ATLANTA , GA 30309-1325	1010 Lake Shore Dr, Lake Park, FL 33403 104

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA AND AS PER MLS LISTING, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT
<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT TO A HEARING AND ADDITIONAL FEES AND FINES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
11 18110032	11/13/2018	

Owner	Address	Site Address
WEZNER BRYAN	1030 LAKE SHORE DR # 103 LAKE PARK , FL 33403- 2899	1030 Lake Shore Dr, Lake Park, FL 33403 103

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

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# Case No.	Date Issue	Req'd Action
12 18110040	11/13/2018	

Owner	Address	Site Address
BAY REACH CONDO ASSN INC	3900 WOODLAKE BLVD STE 309 GREENACRES , FL 33463-3046	1035 Lake Shore Dr, Lake Park, FL 33403 206

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

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# Case No.	Date Issue	Req'd Action
13 18110041	11/13/2018	

Owner	Address	Site Address
ZAMBITO ROSALIE &	1001 LAKE SHORE DR UNIT 101 LAKE PARK , FL 33403- 2866	1040 Lake Shore Dr, Lake Park, FL 33403 101

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

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# Case No.	Date Issue	Req'd Action
14 18110044	11/13/2018	

Owner	Address	Site Address
CARLUCCI PHILIP &	34 HASKEL LN STONY BROOK , NY 11790-2341	1040 Lake Shore Dr, Lake Park, FL 33403 202

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT

<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT

Violations

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# Case No.	Date Issue	Req'd Action
15 18110049	11/13/2018	

Owner	Address	Site Address
LEFTEROV YANAKI &	1045 LAKE SHORE DR APT 105 LAKE PARK , FL 33403- 2878	1045 Lake Shore Dr, Lake Park, FL 33403 105

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA AND AS PER MLS LISTING, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT
<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT TO A HEARING AND ADDITIONAL FEES AND FINES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
16 18110052	11/13/2018	

Owner	Address	Site Address
LEAHY ROBERT &	40 WILLIAMS WAY BRIDGEHAMPTON , NY 11932	1045 Lake Shore Dr, Lake Park, FL 33403 204

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT

<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT TO A HEARING AND ADDITIONAL FEES AND FINES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
17 18110078	11/13/2018	

Owner	Address	Site Address
LERRO JOSEPH V &	20 LAKE SHORE DR APT 206 LAKE PARK , FL 33403- 2849	1120 Lake Shore Dr, Lake Park, FL 33403 206

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT

<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT

TO A HEARING AND ADDITIONAL FEES AND FINES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

# Case No.	Date Issue	Req'd Action
18 18110080	11/13/2018	

Owner	Address	Site Address
SCHNEIDER BRADLEY M	1125 LAKESHORE DR # 102 WEST PALM BEACH , FL 33403-2884	1125 Lake Shore Dr, Lake Park, FL 33403 102

Description

Sec. 28-33 Engaging in business without a local business tax receipt upon false representation.

RENTAL PROPERTY, AS IDENTIFIED BY HOA, WITH NO RENTAL BTR ON FILE

WN ISSUED TO HOA ON 09/17/2018

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR RENT

APPLICATION CAN ALSO BE FOUND AT

<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT TO A HEARING AND ADDITIONAL FEES AND FINES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

